FORM NO WD-1

FILE NO. 35490
FILE BOX "7"

BOOK 10461 PG 362

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant: Anne Marie Hitchcock Graham

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 19 97

Notary Public

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ANNE MARIE HITCHCOCK GRAHAM | S A M E | 119-1-362 |
| (NAME) | (NAME) | |
| 342 VALENA STREET | | 6DA 15372 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TN 37211 | | |
| (CITY) (STATE) (PO ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, JOHN T. BAUGH, JR., Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNE MARIE HITCHCOCK GRAHAM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT 1, in W. G. Thuss Addition to Nolensville Pike, as recorded in Book 332, page 149, in the Office of the Register of said Davidson County, Tennessee.

SAID Lot fronts 50 feet on the northerly side of Valeria Street and runs back in a northerly direction, perpendicular there to, between parallel lines, 150 feet to an alley. The easterly line of said lot #28 is west of, parallel to, and distant 400 feet from the westerly margin of Wickerson Street.

BEING part of the same property conveyed to John T. Baugh, Jr., Trustee, by deed from Stella Mai Baugh and John Edward Smith and wife, Betty Carolina Smith of record in Book 3898, page 872, Register's Office for Davidson County, Tennessee.

IN THE DEED OF RECORD in Book 3898, page 872, John T. Baugh, Jr., took title as Trustee for an undisclosed individual. John T. Baugh, Jr., is acting under an oral trust for the benefit of his mother, Stella Mai Baugh, a/k/a Stella M. Baugh who joins in this conveyance as beneficiary to acknowledge her consent to this transfer.

This is (unimproved / improved) X property, known as 342 Valeria Street, Nashville, Tennessee 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this day of April, 19 97

John T. Baugh, Jr. Trustee
JOHN T. BAUGH, JR., Trustee

Stella Mai Baugh
STELLA MAI BAUGH a/k/a
Stella M. Baugh
STELLA M. BAUGH

STATE OF TENNESSEE }
Davidson County }

BOOK 10461 PG 363

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN T. BAUGH, JR., Trustee and STELLA MAI BAUGH a/k/a STELLA M. BAUGH

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of April, 19 97.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

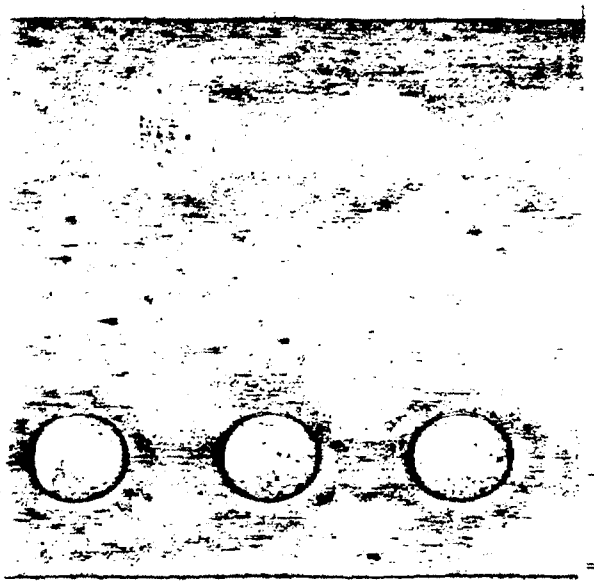
TO

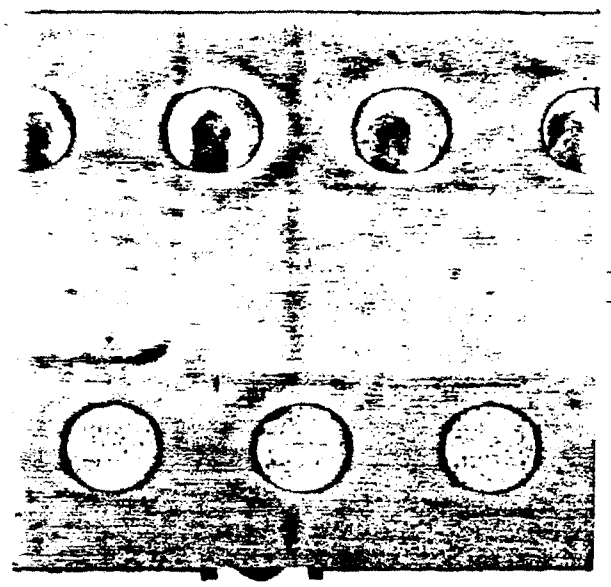
3355 03/01 0101 030EDW 297.60

IDENTI... SERVICE

97 MAY 21 PM 1:03

...COUNTY TENN.





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10461 PG 364

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT 79000.00 | |
| | | | CON TX 288.60 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 297.60 | |
| | | | CHECK 297.60 | |
| 05/21/97 | 01 | 11:10 0001 | 3357 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03070 30
IDENTIFICATION REFERENCE

97 MAY 21 AM 11:08
DAVIDSON COUNTY, TN.

**No.** 1153359